

MEMBERS	PRESENT	ABSENT	EXCUSED
MARLA LARSON	X		
ELLEN HARRIMAN	X		
SCOTT FRAZIER	X		

**OTHERS PRESENT:** Director Steve Westbay, Planner Andie Ruggera, Planning Technician Michelle Spain.

**I. CALL TO ORDER AT 7:00 PM BY CHAIR MARLA LARSON**

**II. PUBLIC HEARING – VA 16-1 SW VENTURES LLC  
Open Public Hearing.**

Chair Larson opened the public hearing at approximately 7:00 p.m.

**Proof of publication.** Proof of publication was entered into the record.

**Review of the Process.** Director Westbay reviewed the process for a Variance Application, *Section 8.3* of the Land Development Code (LDC). The applicant SW Ventures LLC, represented by John Stock, who is requesting a variance of dimensional standards for minimum lot size for townhouses. This application is for a variance of minimum lot size of townhome, minimum lot frontage for townhomes and minimum building width. VanTuyt subdivision was subdivided under the previous LDC. the Special circumstances exist on this parcel. This location has 2 street frontages. The dimensional change proposed by the variance is considered minimal and does not negatively affect the health, safety and welfare of the community. Depriving of use is interesting on this project. The municipality in the code is trying to facilitate development. Higher density is appropriate for this area.

Board Member Harriman asked why this was not grandfathered in. Director Westbay responded that the original Land Development Code (LDC) did not contemplate townhomes with additional lot area. However, the new code addresses this issue. Minimum widths of 20 feet were approved with the new code. Mr. Stock's request is to decrease to 17 feet. Board Member Harriman asked about the R-3 Zoning. Are there other units this small? Director Westbay indicated that the units could be platted under the terms of the old code, but the applicant would like to design these with little yards that are private in nature.

Board Member Frazier asked about the remaining lots that will need to be developed. Mr. Stock indicated that there are 5 more lots which can be developed. This is being reviewed with the applicant and the Planning department. One area is looking at a PUD for these remaining lots. This subdivision does not conform with the original lots platted in the 1880s. Board Member Frazier asked if this type of request would be brought back each time to this Board for review. Director Westbay did not think this

variance would set a precedence. Mr. Stock responded that he would like to see the private sector go forward with this housing. He did not feel that the government should be building houses. Mr. Stock wants to see if the consumer even wants this type of housing. Unless there is a demand they will not build these types of units. Currently the consumer wants 3 bedroom units. Mr. Stock reviewed the layout of these units. Once they were built they did go to the housing authority and were told that the consumer wanted garages with their units. So this makes it hard to determine what the demand will be. Director Westbay responded they might be looking at a PUD for the remainder of this project. Increasing density is a positive thing. 30 units per acre in R-3 is a good use. Board Member Larson responded that this is an experiment. 30 Units per acre is mainly the apartment complexes. Parking demand is difficult to acquire for this type of density.

**Applicant Presentation.**

Mr. Stock commenced his presentation. The PUD seemed like a more expensive proposition for this area. The expense involved did not seem to make these units affordable. The additional expense would have to be passed on to the buyers. The point was to have the private sector accomplish this type of housing as opposed to the government. Board Member Larson asked what the square footage of these units would be. Board Member Harriman indicated that the packet showed 680 to 1000 square feet. Discussion ensued on the widths of the house and the small square footage. The Salida tiny homes were discussed. Director Westbay responded that this was a form of new urbanism. Other areas of the state with their housing issues were reviewed. Board Member Harriman asked when Mr. Stock had visited with the housing authority. Mr. Stock indicated that it was in 1999. He is currently communicating with Karl Fulmer. Discussion on the County's work force housing fees and how they were being utilized. Anthracite Place was discussed. Director Westbay indicated that partnerships and collations between the government and the private sector need to be addressed in this community. Mr. Stock also supported this concept. Director Westbay was totally supportive of good projects. Board Member Frazier indicated that the smaller foot print is not the issue. Parking is always an item to look at. Mr. Stock will be looking at the parking issues.

**Public Input.** There was none.

**Staff Presentation.** Staff had nothing further to present.

**Commission Discussion.** There was no further discussion.

**Close Public Hearing.** Chair Larson closed the public hearing at 7:28 p.m.

**Action.**

ACTION

At the Zoning Board of Adjustments and Appeals meeting of April 20, 2016, Board Member Harriman moved, and Board Member Frasier seconded to APPROVE the request by SW Ventures, LLC for Variance Application, VA 16-1 for a variance for the minimum lot size for a townhome, minimum lot frontage for a townhome and the minimum building width on Lot 79, VanTuyl Village Subdivision, based on the following findings of fact and condition:

Findings of fact:

1. The Zoning Board of Adjustments and Appeals finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan* (2007).
2. The Zoning Board of Adjustments and Appeals finds that the application meets the seven review standards as defined in the *Land Development Code* for variances.
3. The Zoning Board of Adjustments and Appeals finds that the applicant is requesting a variance for the minimum lot size for a townhome (1,275 square feet instead of 3,125 square feet), minimum lot frontage for a townhome (17 feet instead of 25 feet) and the minimum building width (17 feet instead of 20 feet).
4. The site is constrained with a double frontage lot configuration. The Zoning Board of Adjustments and Appeals finds that the variance provides reasonable use of the site that allows utilization of the R3 Multi-Family Residential zone district zoning density allowances.
5. The variance allows consistency with the townhomes located on Lots 77 and 78 in regard to design and density
6. The Zoning Board of Adjustments and Appeals finds that the application promotes the long term health, safety, and welfare of the community.

Condition:

1. The applicant shall apply for a building permit through the Community Development Department before the variance approval expiration date of April 20, 2017.

Roll Call Yes: Larson, Frazier, Harriman

Roll Call No:

Roll Call Abstain:

Motion Carried

Mr. Stock asked what the next step would be for any type of amendment to the code. Director Westbay requested the applicant draft a foot print with conceptional changes to the remaining lots. Once this is compiled Director Westbay will take Mr. Stocks request to Planning & Zoning. Mr. Stock would definitely like to be involved in collaboration with the government agencies on this project. Board Member Harriman indicated that there will be a

needs assessment completed this summer. This may help determine the housing needs that are remaining. Board Member Frasier reviewed the middle lots and side lots. The middle lots should be ok. It looks like the corner lots may be harder to develop. Discussion on what other communities doing at this time. How can these ideas be incorporated for this?

**III. CONSIDERATION OF THE SEPTEMBER 05, 2014 MEETING MINUTES**

Board Member Harriman moved and Board Member Frazier seconded to approve the September 09, 2014 meeting minutes as presented.

Roll Call Yes: Larson, Frazier, Harriman

Roll Call No:

Roll Call Abstain:

Motion Carried

**IV. UNSCHEDULED CITIZENS**

There were no unscheduled citizens.

**V. BOARD COMMENTS- None**

**VI. STAFF COMMENTS**

Director Steve Westbay gave an update on current happenings within the Community Development Department.

- Busy with building permits at this time.
- Complete Streets project highway design is a priority at this time. The sidewalk area uses of the down town area are being reviewed.
- Fire Chief Spritzer is in Indianapolis looking at the design build on the new pumper truck.
- The City Manager search is going on.
- Community clean-up this Saturday, then Anna's pledge on May 14<sup>th</sup>.
- The Comprehensive Plan is on hold at this time. We are currently waiting on the OVPP final adoption.
- Director Westbay has a meeting in Grand Junction tomorrow with CDOT involving our Complete Streets.
- Several conditional uses, waivers, text amendments have been processed. The LDC is working very well with the changes. Greg Larson said this is a living document.
- We have had some County referrals in the 3-Mile area.
- Gunnison Rising has had some changes and this always takes time.
- Possible candidate for this board is Sharon Cave.

**VII. ADJOURN**

The meeting was adjourned at approximately 7:42 p.m.

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Marla Larson, Chair

Attest:

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Michelle Spain, Secretary